

**CUNNINGHAM RESIDENCE**  
1802-1806 South Crenshaw Boulevard  
**CHC-2023-3988-HCM**  
**ENV-2023-3989-CE**

**FINDINGS**

- The Cunningham Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of the American Foursquare architectural style.

**DISCUSSION OF FINDING**

The Cunningham Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of the American Foursquare architectural style.

The American Foursquare is an architectural style popular from the mid-1890s to the late 1930s during the Arts and Crafts architectural movement. A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted woodwork, and many features of the Prairie architectural style pioneered by master architect Frank Lloyd Wright. As exhibited by the subject property, the hallmarks of the style include a boxy massing and broad proportions, a height of two stories with a hipped roof, overhanging eaves, and a large front porch with wide stairs. Other notable features are built-in cabinetry and Craftsman-style interior woodwork.

The subject property has experienced only very minor alterations over the years and retains a very high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance. During the Commission site visit it was noted that many of the buildings from the same era surrounding the subject property have been significantly altered, and therefore the original state of the subject property appears to be rare in the Arlington Heights neighborhood.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Cunningham Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2023-3989-CE was prepared on July 21, 2023.